

MARGATE CITY PLANNING BOARD MINUTES

**Thursday July 27, 2017
6:30 PM**

Chairman Richard Patterson called the meeting to order at 6:30pm.

FLAG SALUTE

ROLL CALL

Present

Tom Collins
Clem Wasleski
Michael Richmond
Margaret Guber-Nulty
Michael Cristaldi
Craig Palmisano
Remy Pelosi
Joseph DiGirolamo
Rich Patterson

Absent

David Carter
Despina Hess

Roger McLarnon, Zoning Officer
Johanna Casey, Board Administrator
Leo Manos, Esq., Solicitor

PROCEDURE

Chairman Patterson announced that the meeting is being held in accordance with due public notice thereof and pursuant to the N.J. State “Sunshine” Law, which governs all public meetings.

MINUTES

The minutes June 29, 2017 were received on the motion of Mr. Cristaldi seconded by Mr. Mr. Collins, and unanimously approved.

RESOLUTION & DECISION: The following Resolutions were approved unanimously when received on motion by Mr. Galantino, seconded by Mr. Palmisano: #31-2017: Joseph Tozzi, #32-2017: Chris Chriswell, #33-2017: Dio Lso Homes Inc.

FRANK BRUNO – 112 S. DOUGLAS AVE. – BLOCK 5.01 – LOT 15 in the S-30 district to grant C variances for rear yard setback to building and deck, side yard to deck, combined side yard, first floor deck elevation, second floor rear yard deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, Zoning Officer and Planner, is sworn in and reads his review, which is attached.

MINUTES

July 27, 2017

Chris Baylinson, attorney for the applicant, reviews the variances and the variances being removed due to changes in the plan.

Peter Weiss, professional Architect in the State of New Jersey, and Jon Barnhart, licensed planner, are sworn in.

Mr. Weiss gives testimony to the design of the project.

Mr. Palmisano inquires as to the type of railing.

Mr. Baylinson reviews the view from the property due to the dunes built in the past few days.

Mr. Wasleski inquires as to how far towards the street the property will move.

Mr. Barnhart reviews the view corridor of the neighboring property.

Mr. Richmond inquires as to the second floor deck location.

Mr. Patterson inquires as to there being doors from the den.

Mr. Barnhart responds that the second floor deck is a variance.

Mr. Richmond inquires as to CAFRA application being on file.

Mr. Patterson inquires as to the depth of the deck.

Mr. Richmond inquires as to the deck size to conform.

Mr. McLarnon states that a side yard combined setback is required.

Mr. Cristaldi inquires as to the property which the rear wall belongs.

Mr. Wasleski requests clarification on the presentation referring to the wall or the property line.

Mr. Barnhart reviews the definition of hardship from the Cox book.

Mr. Galantino requests the shed be relocated.

Mr. Wasleski inquires as to the library being a bedroom due to a full bath being attached.

Mr. McLarnon inquires as to the status of the CAFRA application.

Open to the Public.

Eric Goldstein, attorney for the Beinders, 113 S Essex Ave., states that the case presented by Mr. Baylinson was factually and legally incorrect.

Mr. Goldstein places into evidence the CAFRA application and the CAFRA ruling.

MINUTES

July 27, 2017

Mr. Collins request a fulling from Mr. Manos on the ability to proceed.

Mr. Barnhart states that it is common practice to place a footprint on a CAFRA application.

Mr. Manos states that Mr. Goldstein's objection is noted for the record. At this time we shall proceed.

Mr. Galantino request CAFRA approval is required prior to building permits being issued.

Michelle Beidner, property owner is sworn in and gives testimony.

Mr. Patterson inquires as to the neighboring lot being vacant when they purchased the property.

Mr. Palmisano inquires as to the Beidners enlarging their deck.

Brad Beidner, 113 S. Essex Ave. is sworn in and gives testimony as to the desire to keep some view.

Mr. Patterson inquires as to a compromise being attempted between neighbors.

Five minute break is taken.

Mr. Baylinson enters into the record that a compromise cannot be reached.

Mr. Collins inquires as to the size of the deck.

Patti Deroo, 115 S. Essex Ave, is sworn in and gives testimony against the application.

Larry Baldini, 110 S. Frontenac Ave, is sworn in and gives testimony in favor of the application.

Carrie Feit, 111 S. Essex Ave, is sworn in and gives testimony against the application.

Stan Silverman, 108 S. Douglas Ave, is sworn in and gives testimony that the neighbors should split the difference.

Mr. Patterson inquires as to clarification to the variances.

Ms. Guber-Nulty inquires as to the concessions.

Public portion is closed.

Open to the Board.

Mr. Palmisano inquires as to the type of railing to be used.

Mr. Manos reviews the C variances for combined side yard, and second floor deck which revised plans are required.

MINUTES

July 27, 2017

Motion grant the approval for the C variances was put forth by Mr. Collins and Mr. Galantino seconded. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Patterson, Cristaldi, Galantino, Guber-Nulty, Galantino and Palmisano. Nays – none.

SARAH AND ODED WEINSTOCK – 304 N. MANSFIELD AVE. – BLOCK 514 LOT 21 in the S-40 district to grant a C variance front yard setback for porch and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Mr. McLarnon, Zoning Officer and Planner, reads his review, which is attached.

Eric Goldstein, attorney for the applicant, reviews the application.

Sarah Weinstock, 11 N. Mansfield, property owner, is sworn in and states the need for the variance.

Mr. Collins inquires as to the number of children they have.

Jon Obelenus, Registered Architect, 102 S. 8th Street, Vineland, is sworn in and describes the application.

Mr. Patterson inquires as to the number of steps.

Mr. Palmisano inquires as to relocating the house further from the front property line.

Mr. Patterson states the concern as to skewing the front yard setback for future building.

Mr. Goldstein amends the application to move the house back two feet and take one foot from the porch.

Mr. Collins inquires as to moving the porch steps.

Ed Weinstock, property owner, is sworn in and states he does not want to move the stairs.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variances for front yard to the porch and rear yard, which revised plans are required.

Motion to approve the C variances was put forth by Mr. Galantino and Mr. Cristaldi seconded. The motion was approved with seven votes in the affirmative and zero in the negative. Ayes; Collins, Wasleski, Patterson, Cristaldi, Galantino, Guber-Nulty, Galantino and Palmisano. Nays; none.

MINUTES

July 27, 2017

LEWIS RODIO AND DANIYEL FIRESTONE – 8 N. BRUNSWICK AVE - BLOCK 203 LOT 22 in the S-25 district to grant C variances for front yard porch setback, front yard landscaped area and third floor deck and possibly others. TAXES AND WATER ARE CURRENT AND PROOF OF ADVERTISING AND NOTIFYING IS SATISFIED.

Roger McLarnon, Zoning Officer and Planner, reads his review, which is attached.

Eric Goldstein, attorney for the applicant, presents application and informs the Board that there will be no structure on the easement.

Robert Lolio, 209 White Horse Pike, Atco, NJ, Licensed Architect in the State of New Jersey, speaks on the design of the application and the variance being associated with the porch only.

Mr. Palmisano inquires as to the average porch setback.

Mr. Richmond inquires as to the landing.

Mr. Wasleski inquires as to the steps.

Mr. McLarnon remarks the front yard landscaping exceeds the requirement.

Open to the public.

Public portion is closed.

Mr. Manos reviews the C variance for front yard setback to porch and third floor deck. Revised plans are not needed.

Motion to approve the C variances was put forth by Ms. Guber-Nulty and Mr. Galantino seconded. The motion was approved four in the affirmative and zero in the negative. Ayes: Patterson, Cristaldi, Galantino and Guber-Nulty. Nays: Collins, Wasleski and Palmisano.

PUBLIC PARTICIPATION

OTHER BUSINESS:

Mr. Patterson reviews the Pedestrian Bike Path Grant. He informs the Board that if passed in the present draft they will be the reason the Commissioners pass the proposal.

Monica Coffee, member of the Sustainable Margate Committee, informs the Board that a traffic study is still needed to further the plan.

Mr. Cristaldi objects to the plan forcing traffic to the other thru streets.

Ms. Coffee informs the Board for the need to support the plan to continue the Sustainable Margate's accreditations.

MINUTES

July 27, 2017

Mr. Collins states that it is a flawed plan.

Ms. Coffee reinforces that this is a study and a traffic study will be conducted.

Mr. DiGirolamo states that Margate is a second family destination not a tourist town.

Mr. Cristaldi states that Margate is a drive thru town.

Mr. Richmond agrees with Ms. Coffee on increasing the bicycle paths.

Mr. DiGirolamo speaks on the red lights.

Ms. Coffee states that there would be traffic lights removed.

Mr. McLarnon states that there are some aspects of the plan that are flawed.

Mr. Collins states that he does not want the Plan to become part of the Master Plan.

Mr. McLarnon, Mr. Patterson and Mr. Manos will assemble a resolution to be voted on at the August 31st meeting.

A motion to close public portion was put forth by Mr. Collins and second by Ms. Pelosi.

There being no further business, the motion to adjourn was made by Mr. Collins and seconded by Mr. Patterson and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Johanna Casey

Planning Board Secretary/Administrator